



**Enfield Blight Review Committee
Regular Meeting Minutes
Scitico Room – Enfield Town Hall
Thursday, January 8, 2026 4:00 PM**

A regular meeting of the Enfield Blight Review Committee was held in the Scitico Room at the Enfield Town Hall on Thursday, January 8, 2026 at 4:00 pm.

Roll Call

Present: Deputy Mayor John Santanella – Town Council Liaison, Mary Ann Turner, Jennifer Bruyette, and Jim Byrne

Absent: Councilor Carol Hall – Town Council Liaison

Also Present: Matthew Coppler – Town Manager (joined at 5:02pm), Ray Steadward – Chief Building Official, Kristy Koistinen – Community Development Specialist

Approval of Minutes

A motion was made by Mary Ann Turner, seconded by Jim Byrne, to approve the December 4, 2025 minutes. Jennifer Bruyette made a correction, the motion to adjourn was made by Councilor Hall, not former Mayor Nelson. **The motion with the correction was approved 4-0-0.**

Old Business

42 Asnuntuck Street – The owner was present.

Staff reminded the committee that this property has been discussed at multiple meetings since May 2025. Work to correct all building, zoning and fire violations has progressed but has not been completed yet. The Committee asked the owner how long he thinks it will take to correct the remaining items and he said it shouldn't be too much longer.

The Committee discussed how they didn't want to keep tabling this item for the owner to need more time, but they didn't want this property to fall off their radar either. Deputy Mayor Santanella suggested creating an Unfinished Business agenda item going forward so the Committee can keep track.

A motion was made by Mary Ann Turner, seconded by Jim Byrne, to move this item to Unfinished Business on future agendas until the owner contacts staff to advise all work has been completed and approved by the appropriate departments. The motion was approved 4-0-0.

Mary Ann Turner requested that the staff members associated with the violations either attend the next meeting this item will be addressed or submit a report so the Committee is aware of the completed work.

Old Business

3 Cook Avenue – The owner and the pending buyer were present.

Staff reminded the Committee that this property has been discussed at multiple meetings over the past year. At this time, there is an executed purchase and sale and the pending buyer replaced the siding and repaired the porch that was previously in violation. Staff confirmed that it is appropriate for the Committee to move forward with a vote on reducing the fines at this time.

The Committee questioned the sale price and the work that has been done at the property. They also discussed the outstanding taxes that must be paid at the closing, which the pending buyer agreed he will be paying as part of the sale.

A motion was made by Jim Byrne, seconded by Mary Ann Turner, to make a recommendation to Town Council to reduce the \$125,274 in property maintenance fines to \$1,000, conditional upon sale of the property. The motion was approved 4-0-0.

11 Sherwin Drive – The owner was present.

Staff reminded the Committee that this property has been discussed at two previous meetings since September 2024. The last meeting concluded with the property owner needing to pay off the sewer usage balance, which was paid on December 31, 2025.

A motion was made by Jennifer Bruyette, seconded by Jim Byrne, to make a recommendation to Town Council to reduce the \$76,524 in fines to \$0. Mary Ann Turner suggested that the fines should be reduced to \$24, amount of the lien fee, instead of forgiving entirely but the remaining members of the Committee did not feel any amount of the fines should be paid and declined the suggested. **The motion was approved with a vote of 4-0-0.**

Recess – The meeting recessed from 4:32 pm to 4:37 pm.

Discussion Items

Property Maintenance Ordinance Revisions(s) – Ray Steadward advised the Committee that the Building Department has started to look into modifying their housing code to align with the International Code Council (ICC). ICC also has a property maintenance code that could be incorporated into the Town's code including replacing definitions and violation descriptions.

The Committee agreed that the presented ICC code should be reviewed but would be very time consuming and would need legal input. They wanted to focus this meeting on the current changes that will go to Town Council on January 20, 2026.

The Committee reviewed staff recommended revisions that included removing the violation complaint procedures from the ordinance and making it a standalone policy. This would allow the policy to be revised without having to update the ordinance each time. Staff also provided a draft policy and complaint form that the Committee revised.

After a final review of the ordinance, it was agreed that some of the language needed additional revisions. Jim Byrne volunteered to work on those changes over the next few days and could get a final copy over the Committee via email.

A motion was made by Jen Bruyette, seconded by Mary Ann Turner, to schedule a virtual special meeting on Monday, January 12, 2026 at 5:00pm to review Jim's recommended revisions to the ordinance. If the Committee can come to a consensus that they agree on the recommended changes via email, the special meeting would be cancelled and the final copy could be submitted to Town Council for their review. The motion was approved 4-0-0.

Adjournment

A motion was made by Jim Byrne, seconded by Jennifer Bruyette, to adjourn at 5:50 pm. The motion was approved 5-0-0.

Respectfully Submitted,

Kristy Koistinen
Office of Economic & Community Development